

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: March 6, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Mary Millard, Derek Dandurand

Also Present: Nancy Letendre, Esq.

Absent: Thomas Enright, Eric Hertfelder, John Allen

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the February 6, 2014, meeting were approved as presented. (Millard/Dandurand 4-0)

### **1. 13-142 120 Hope St., Mark Stolyar replace windows**

Property owner Mark Stolyar presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Stolyar is returning after site visits by individual members to view the interior of the windows.

After viewing the windows, Commission members were not sure what is causing the condensation problem on the east and west elevations. Member Dandurand stated that he thought the windows were original or early replacements and that they are not in the best shape. He suggested replacing the east elevation only.

Mr. Stolyar then stated that he would like to rehab one or two windows by re-glazing with double pane glass but keeping the woodwork frame. He would then remove the storm windows. Mr. Stolyar stated he was not interested in installing internal storm windows. It was decided the Mr. Stolyar could begin on the north elevation on either the first or second floor. When he has completed the work, a site visit will be scheduled for Commission viewing.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 13-142 for re-glazing and rehabilitation of two windows on the second floor, also if needed replacement of vinyl inside liner and removal of storm windows in accordance with Secretary of the Interior Standard #6 (Cabral/Dandurand 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6 Also, the windows are not functioning and this is a better solution than replacement.**

**Project Monitor: Eric Hertfelder**



**A motion was approved for Mr. Stolyar to notify the Commission when the work on the two windows was completed in order to arrange a site visit. Application 14-005 will be continued after the site visit. (Cabral/Dandurand 4-0).**

**2. 14-005 500 Wood St., Cellco Partnership d/b/a/ Verizon Wireless  
replace telecommunication antennas**

Attorney Joe Hall and Verizon representative Andrew Pearsall presented. Staff Assistant photographs were marked Exhibit A, AA, Applicant plans were marked Exhibits B-F. Application is to modify the existing antenna system on the smoke stack as described in the exhibits. Mr. Pearsall stated there would be little difference between the current antennas and the new ones.

Member Cabral requested that the larger equipment be installed on the east elevation. Member Dandurand stated that because of the height of the installation it would be difficult to see a difference.

Chairman Lima invited comments from the public. Diane Campbell, Director of Mosaico voiced her support for the new installation stating that Cellco was an excellent tenant.

**A motion was made to approve Application 14-005 as presented for the replacement antennas which are to be painted to match the brick color in accordance with Secretary of the Interior Standard #9 (Cabral/Dandurand 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Mary Millard**

**3. 14-011 85 High St., Laura & David Jacobs  
1. repairs prior to painting; 2. repair/replace gutters**

Contractor Adelino Almeida presented for the owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mr. Almeida stated that owners have changed the application to repairing the existing wood gutters. He also requested approval to replace the porch deck using in kind material.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-011 as presented for repairs prior to painting including repair of the wood gutters and replacement of the porch deck. All repairs are to be made using in kind material in accordance with Secretary of the Interior Standard #6 (Dandurand/Cabral 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6**

**Project Monitor: Oryann Lima**



**4. 14-014 87 High St., Robert Ayerle & Christine Voss**

- 1. install air conditioner unit; 2. new shower; 3. new trash can enclosure;**
- 4. repair front porch railing and deck; 5. replace drive and walk ways; 6. add paver seating; 7. repair windows; 8. add gate; 9. add posts and gate; 10. repair fence**

Contractor Adelino Almeida presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Regarding the air conditioner units which are already in place but incorrectly sited, the owner plans to construct a slab under them and to enclose the pipe inside an aluminum downspout which will match others existing on the house. All repairs and new shower and trash enclosure will be completed according to submitted exhibits. With regard to the cobblestone pavers and paver shower seating, applicant will submit design details including size and color to the project monitor for approval prior to installation.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-014 as presented and shown in exhibits for installation of air conditioners with enclosure of pipe/s in aluminum downspout to match existing; new shower and trash can enclosure; repair of window frames and sills using mahogany, cedar or redwood; addition of wood gates; fence and front porch railing and deck repair. Material and design for cobblestone drive and walk ways and paver seating to be approved by the project monitor prior to installation accordance with Secretary of the Interior Standards #6, 9, 10 (Cabral/Dandurand 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10.**

**Project Monitor: Victor Cabral**

**5. 14-015 729 Hope St., Fonseca LLC**

- 1. replace windows, doors; 2. re-roof; 3. re-side; 4. relocate sign; 5. install lights;**
- 6. replace gutters and downspouts; 7. remove skylight; 8. construct parapet**

Property owner Michael Fonseca presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-S. Mr. Fonseca described the renovations as shown in the exhibits. He stated the brick veneer on the exterior was falling off, the roof leaks and the siding is deteriorating. He noted an exterior cabinet to be erected on the north elevation to hold sales information. The south side of the building will have a 2' overhang to allow for coverage of stored material.

Chairman Lima invited comments from the public. Adelino Almeida stated he thinks that the changes will be an improvement.

**A motion was made to approve Application 14-015 as presented in accordance with Secretary of the Interior Standards #9, 10 (Dandurand/Millard 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.**



**Project Monitor: Mary Millard**

**6. 14-016 101 Ferry Rd. , Blithewold, Inc.  
addition to existing greenhouse**

Director Karen Binder and Contractor Stephen Wach presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Q. Application is to construct a 450 sq. ft. addition to the existing greenhouse. Construction will be the same as eight years ago and will recreate a 1904 addition that had been removed. An email from Roberta Randall, Architect for the RIHP&HC was presented showing approval for the project.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-016 as presented and shown in the exhibits in accordance with Secretary of the Interior Standards #9, 10 (Dandurand/Millard 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10**

**Project Monitor: Victor Cabral**

**7. 14-017 11 Constitution St., Alayne White  
1. replace front door; 2. replace gutter east elevation**

Property owner Alayne White presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to replace the front door with a new mahogany door with beveled glass inserts. The door frame will remain the same.

Member Millard stated she felt a six panel door without glass would be more appropriate, Chairman Lima agreed. Ms. White wanted the glass to let in light, but agreed that the side lights were sufficient.

Ms. White also wants to replace the 5" aluminum gutter on the east elevation with a 6" gutter (see Exhibit J) . Any repairs to the fascia board under gutter to be replaced with wood not Azek as noted in Exhibit J. All repairs to fascia must match existing.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-017 for a replacement 6 panel mahogany door with mail slot; replacement of aluminum gutters; any repairs to molding, fascia board to be using only wood. Decision is in accordance with Secretary of the Interior Standards #6, 9 (Cabral/Millard 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9.**

**Project Monitor: John Allen**



**8. 14-019 11 State St., Kirsten VanDijk  
signs**

Store owner Kirsten VanDijk and high school student Colby Ferreira who collaborated on the project presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Application is for three signs for the store as shown in the Exhibits.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-019 as presented and shown in the exhibits in accordance with Secretary of the Interior Standards #9, 10 (Dandurand/Cabral 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.**

**Project Monitor: Mary Millard**

**9. 14-020 676 Hope St., Jacqueline Vaughn  
signs**

Business owner Jacqueline Vaughn presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for a sign as pictured in Exhibit B to be hung using the existing chain.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-020 as presented for a new sign to be hung on existing chain in accordance with Secretary of the Interior Standard #9 (Cabral/Millard 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Mary Millard**

**10. 14-018 562 Thames St., Elizabeth Hanson  
1. replace windows; 2. remove doors, windows; 3. add doors; 3. replace siding;  
4. replace trim; 5. add deck, stairs; 6. replace bulkhead; 7. replace fire escape, ladder**

Property owner Elizabeth Hanson and contractor Mike Fonseca presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Z, BB-DD. Application is to replace the existing vinyl windows; to remove door on north elevation and add windows; add new doors and second story deck on south elevation; replace bulkhead; replace fire escape and add new stairs on east elevation. Window replacements to be Anderson Vinyl clad wood windows. French doors are Simpson as shown in Exhibit G. Bulkhead is a Bilco steel basement door. Owner has proposed using a NuCedar PVC siding on the walls and Azek PVC trim board. Also, requested was installation of a 3-4' high fence to hide the bulkhead door.



Member Dandurand stated that the building is of timber frame construction and while uneven is structurally sound. The proposed deck is 7' by 40' and will be constructed on the second floor. Chairman Lima suggested that while the proposed windows have a 1/1 pane style, a 6/1 pane window would be attractive.

Regarding the siding and trim, the Commission members stated that wood shingles and clapboards would be appropriate and the owner stated she would consider this change in her plan. All trim and corner boards to be of natural wood.

The owner is given the opportunity to return in April to propose alternative siding material.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 14-018 as presented for design elements and material with the exception that shingle and clapboard siding, corner boards and trim will be wood; also approved installation of a 4' wood fence to conceal bulkhead in accordance with Secretary of the Interior Standards #6, 9, 10. Owner is given the option to return in April to propose alternative siding and trim material (Dandurand/ Millard 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10.**

**Project Monitor: Victor Cabral**

**11. 14-021 11 John St., Aiden Graham  
CONCEPT REVIEW - 1. remodel; 2. addition**

Neither applicant nor a representative appeared to present the application.

**Staff Report:**

**Staff Approvals – February =2, copy attached**

**Project Monitor Report(s)**

**Old Business**

**Adjourn:**

A motion to adjourn was unanimously passed at 9:30PM

SC

Date Approved: April 3, 2014



## BRISTOL HISTORIC DISTRICT COMMISSION

### Monthly Sign-Off Report February, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
2/20	14-022	208 Hope	Repair existing cement driveway curb
2/25	14-024	69 High	Repair/replace front stair rail (s side)